



## City of Berwyn Neighborhood Stabilization Program

### 50% AMI Set Aside Homes

***If you are NOT under 50% AMI you do not qualify for one of these homes.***

***However, you can still continue the process for one of the other homes under the “Regular NSP Program” (see the home page).***

If your family's income is under 50% AMI (see below), contact Berwyn's Community Development Department at 708-795-6850. Staff will meet with you and explore your options and opportunities for home ownership under this program.

**Only after you meet with the Community Development Department can you tour any of these homes.**

#### **Are You Under 50% AMI???????**

Calculating your AMI is not hard. You need to know 2 things: the number of people who will live in the home, and the total amount of everyone's gross annual income. Use the following graph to figure out if your household income is under 50% AMI.

Area Median Income (AMI) by family size.

AMI Percent	1 Person Family	2 Person Family	3 Person Family	4 Person Family	5 Person Family	6 Person Family	7 Person Family	8 Person Family
50%	\$25,350	\$29,000	\$32,600	\$36,200	\$39,100	\$42,000	\$44,900	\$47,800

#### **Example:**

A 6 Person Family with a combined household income of \$42,000 per year, is “Under 50% AMI”. So they would receive a specific discount from the estimated appraised value of the home.

#### **Talk To A Realtor.**

It is not required to have a realtor to participate in this program, but the City of Berwyn encourages you to have one. Your realtor will help you through this process, and is there to act on your behalf. If you purchase an NSP home, your realtor will receive a 2 ½ % commission paid by the by the NSP Program, and not by you. Even with a Realtor, you cannot view the homes until after you have met with the Community Development Department.



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